

wards
estate agents

24 Mayfield Road

Brampton, Chesterfield, S40 3AJ

£325,000

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Offered with NO CHAIN- Early viewing is recommended of this THREE BEDROOM DETACHED BUNGALOW which offers a great opportunity -with a scheme of full modernisation to provide a superb family detached home!

Situated upon a generous SOUTH FACING PLOT in this tucked away corner position of this highly sought after cul de sac within this desirable location being in the Brookfield Catchment and within very close proximity of Westfield Infant School/Old Hall Junior Schools. Close to Brampton Church in the Heart of Brampton, Chesterfield's cosmopolitan suburb with access to all local amenities, shops, schools, bus routes and within close access of the town centre.

Internally the bungalow currently does require a scheme of modernisation and benefits from solid fuel central heating (there is a gas supply to the property if required) and part uPVC/Part wooden double glazed windows. Well proportioned accommodation includes a spacious side porch./utility, main entrance hallway, kitchen, reception room, two double and one single bedroom, half tiled family bathroom with 3 piece suite.

Shared access driveway with neighbour leads to surplus amounts of vehicle car/caravan/parking spaces and flagged drive leads to the side entrance porch. Detached tandem length garage.

Fabulous SOUTH FACING generous and privately enclosed rear gardens with substantially fenced boundaries. Paved patio and stepping to the lower neat well tended lawn area. Mature established borders which are stocked with an abundance of plants, shrubs and seasonal flowers. There is a mature Conifer Tree Screen to the bottom boundary. Rear coal bunker. Two garden sheds and greenhouse.

There is excellent scope for either side or rear extensions or loft conversion (subject to planning consents)

























Additional Information

Solid Fuel Central Heating with back boiler - There is a gas supply to the property.
Part uPVC double glazed window
Chimney re-built recently
Part wooden double glazed sealed units
Gross Internal Floor Area -102.6 Sq.m/ 1104.3 Sq.Ft.
Council Tax Band - C
Secondary School Catchment Area-Brookfield Community School

Side Porch/Utility

11'8" x 8'11" (3.56m x 2.72m)

A spacious side uPVC porch/utility area with glazed entrance door. Front and rear aspect windows. uPVC door leading onto the rear gardens and door which gives access into the main entrance hallway providing access to all accommodation. Thee is power and lighting and tumble dryer space which is vented.

Entrance Hall

10'9" x 10'4" (3.28m x 3.15m)

Access to all accommodation. Access via a retractable ladder to the insulated attic space, The cylinder water tank and header tank is located here and there is a gable end window. There is excellent scope for a full attic conversion (subject to planning consents)

Kitchen

11'8" x 8'11" (3.56m x 2.72m)

Comprises of a range of base and wall units with work surfaces and inset stainless steel sink. Space for fridge and freezer, washing machine and electric cooker. Useful Pantry where the utility electric meter is located.

Reception Room

13'11" x 11'11" (4.24m x 3.63m)

Family reception room with rear aspect window which enjoys views over the rear gardens. Fireplace with Parkray Solid Fuel Burner set upon a tiled hearth with marble back and back boiler.

Rear Double Bedroom One

11'11" x 10'6" (3.63m x 3.20m)

Main double bedroom with rear aspect window enjoying the pleasant well established gardens.

Front Double Bedroom Two

10'6" x 8'11" (3.20m x 2.72m)

A second double bedroom with front aspect window overlooking the front of the property and driveway.

Single Bedroom Three

8'8" x 8'1" (2.64m x 2.46m)

A good sized and versatile third bedroom with side aspect window. Could be used for office/study or home working space.













Family Bathroom
6'5" x 5'6" (1.96m x 1.68m)

Being half tiled and comprising of a 3 piece suite which includes a panelled bath with mains shower above, pedestal wash hand basin and low level WC.

Detached Tandem Garage
26'7" x 11'0" (8.10m x 3.35m)

A generous sized tandem length garage with lighting and power and rear access door to the rear gardens. Three side aspect windows provide plenty of natural light.

Outside
Shared access driveway with neighbour to surplus amounts of vehicle car/caravan/parking spaces and flagged drive leads to the side entrance porch. Detached tandem length garage.

Fabulous SOUTH FACING generous and privately enclosed rear gardens with substantially fenced boundaries. Paved patio and stepping to the lower neat well tended lawn area. Mature established borders which are stocked with an abundance of plants, shrubs and seasonal flowers. There is a mature Conifer Tree Screen to the bottom boundary.

Rear coal bunker. Two garden sheds and greenhouse.

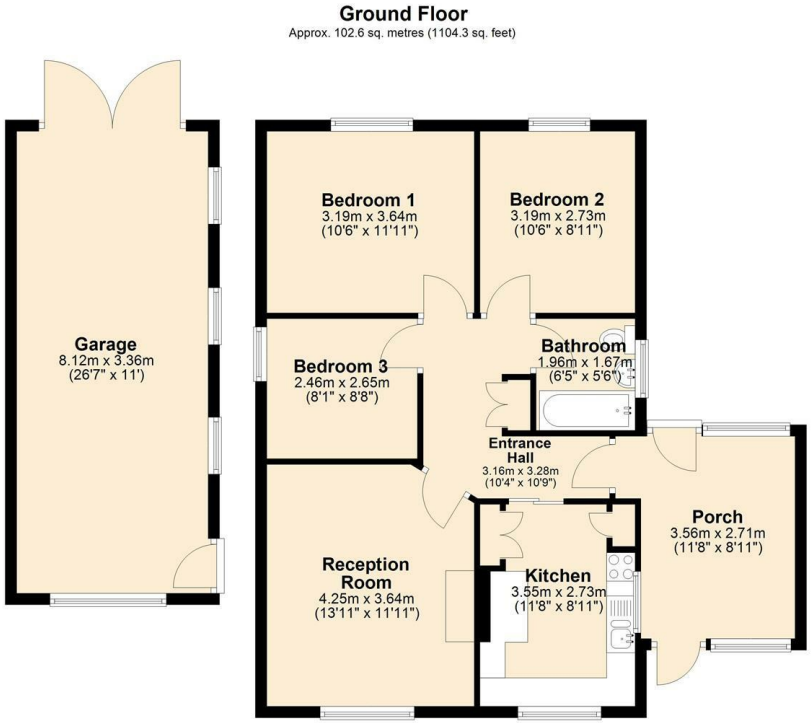
There is excellent scope for either side or rear extensions (subject to planning consents)

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

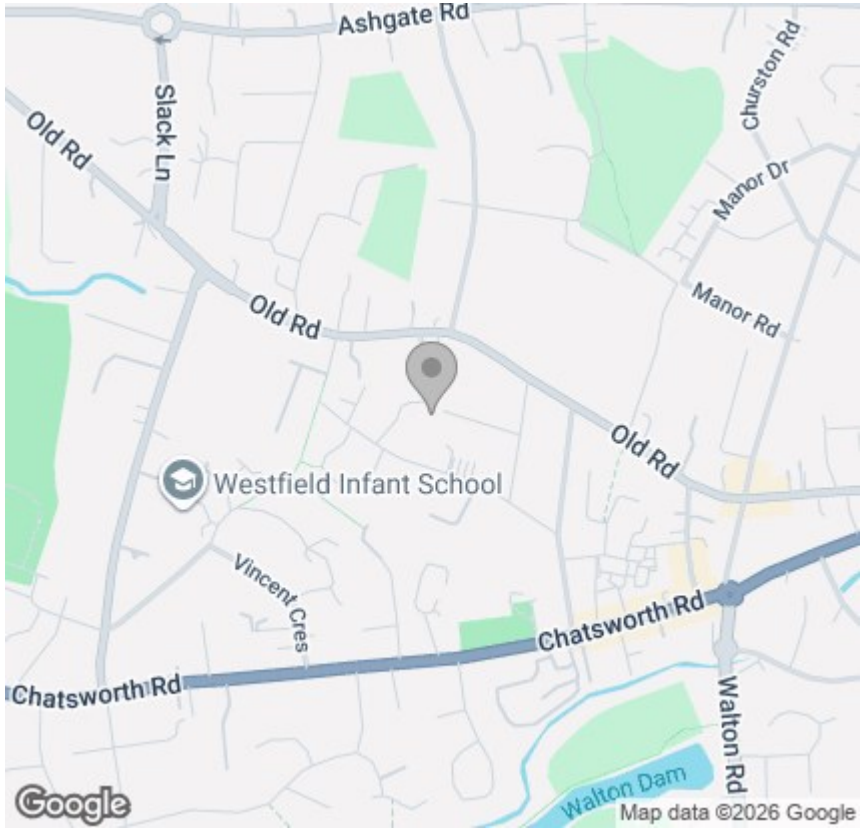
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 102.6 sq. metres (1104.3 sq. feet)

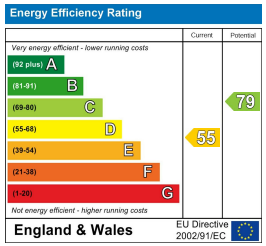
Area Map

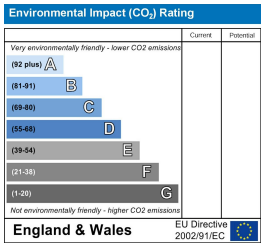


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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